



County of Los Angeles  
**CHIEF ADMINISTRATIVE OFFICE**

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://cao.lacounty.gov>

DAVID E. JANSSEN  
Chief Administrative Officer

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

February 13, 2007

To: Supervisor Zev Yaroslavsky, Chairman  
Supervisor Gloria Molina  
Supervisor Yvonne B. Burke  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: David E. Janssen  
Chief Administrative Officer

**CODE ENFORCEMENT BIANNUAL REPORT**

Please find the enclosed Code Enforcement Biannual Report prepared by County Counsel and the District Attorney pursuant to the Board's instruction on November 30, 2004. If you have any questions regarding the Report, your staff may contact Richard Weiss, Assistant County Counsel at (213) 974-1924 or Michael Noyes, Deputy-in-Charge, District Attorney's Office at (213) 580-3269.

DEJ:MKZ  
DSP:pg

Enclosure

c: Executive Officer, Board of Supervisors  
County Counsel  
District Attorney

2007-02 Code Enforcement Biannual Report 02-13-07



COUNTY OF LOS ANGELES  
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION

500 WEST TEMPLE STREET

LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE

(213) 974-1801

FACSIMILE

(213) 626-7446

TDD

(213) 633-0901

RAYMOND G. FORTNER, JR.  
County Counsel

February 8, 2007

TO: DAVID E. JANSSEN  
Chief Administrative Officer

FROM: RAYMOND G. FORTNER, JR.  
County Counsel

*[Handwritten signature of Raymond G. Fortner, Jr.]*

*SAC* STEVE COOLEY  
District Attorney

RE: **Code Enforcement Biannual Report**

On November 30, 2004, the Board of Supervisors instructed your office, with the assistance of the District Attorney ("DA") and County Counsel, to provide Biannual Reports to the Board on the effectiveness of the new code enforcement units within the DA and County Counsel. Three Biannual Reports have already been provided to the Board. This fourth Biannual Report ("Report") covers the time period of July 2006 through December 2006. The Report (see enclosure) provides a narrative of the strategies and efforts of the DA and County Counsel units. Exhibits 1 and 2 to the Report provide more detailed information regarding the status and disposition of cases for the DA and County Counsel, respectively.

The Report includes information regarding the investigations undertaken by the DA Code Enforcement Section Investigators, the number of cases and prosecutions handled by the DA and County Counsel, and the disposition of these cases. The Report also references ongoing efforts by the DA, County Counsel, and the involved County departments to further integrate the County's code enforcement program and promote collaboration among departments.

- 2 -

If you have questions concerning this matter, please contact me,  
Assistant County Counsel Richard D. Weiss at (213) 974-1924, Senior Deputy  
County Counsel Sari J. Steel at (213) 974-1927, or Deputy-in-Charge  
Michael Noyes, District Attorney's Office, at (213) 580-3269.

RGF:SJS

Enclosure

**DISTRICT ATTORNEY AND COUNTY COUNSEL CODE ENFORCEMENT  
BIANNUAL REPORT  
July 2006 through December 2006**

**I. DISTRICT ATTORNEY CODE ENFORCEMENT SECTION**

The District Attorney Code Enforcement Section ("Section") has expanded in size to better serve the needs of the code enforcement agencies. The Section's approach to code enforcement continues to focus on voluntary compliance as the primary objective. The Deputy District Attorneys ("DDAs") use office conferences, whenever possible, and criminal prosecutions when compliance is not forthcoming. Additionally, the Section has continued to provide support and peace officer backup to departmental code enforcement officers, as well as education in the effective use of the criminal justice system and multi-agency cooperation. The Section will continue to use citations in limited situations that are not suitable for the office conference approach.

**Staffing Enhancements**

The Section has increased in size from six District Attorney Investigators ("DAIs") to a current total of 14. This growth will continue until the Section is fully staffed at 16 DAIs. The DAIs will be aligned in a team format. There will be three teams. Each team will consist of a Supervising DAI and four Senior DAIs. The three teams will be headed by a Lieutenant.

The Section now has its first permanent Lieutenant, Jack Gonterman. Dave Maro was recently promoted from within the Section and is the second Supervising DAI along with Rogelio Maldonado. Once the teams are fully staffed, they will be primarily assigned to one of each of the geographic areas encompassed by the First, Second, and Fifth Supervisorial Districts based on those Districts' prioritization of code enforcement resources. However, the teams will be flexible so that diligent investigative efforts can be pursued in all areas of the County.

Presently Supervising DAI Maro heads a team that is assigned to the northern portions of the County, including Antelope Valley, Acton, Agua Dulce, Val Verde, Kagel Canyon, and La Crescenta. Supervising DAI Maldonado heads the larger team that is currently assigned to San Gabriel Valley and the South Basin.

The number of DDAs will also increase from three to four to allow for heightened criminal code enforcement prosecutions.

**NAT Teams**

The growth of the Section is directly related to the growth in Nuisance Abatement Teams ("NAT Teams") across the County. The Board of Supervisors has approved budgeting for new NAT Teams in the First, Second, Fourth, and Fifth Supervisorial Districts. The DAI teams are a key component of each of these new NAT Teams. The DAI teams provide each NAT Team with

**Code Enforcement Process Improvements  
Biannual Report  
July 2006 through December 2006**

security and share their investigative skills for the benefit of the code enforcement agency officials that also comprise the NAT teams. The Section enthusiastically supports the NAT Teams.

**Citations**

Citations have proven to be an effective code enforcement tool. The DAI, accompanied by the code enforcement investigator who is at the scene to identify the crime, will continue to cite violators to appear in court in those situations involving squatters, violators caught in the act of illegal grading, or in an act that has an immediate negative impact on the neighboring community. Office conferences are not effective in these situations. Nor is an office conference effective if the violator has shown through words and conduct that he or she has no intent to cooperate unless compelled. The citation program will be expanded to include these situations as well, regardless of the specific nature of the code violation.

**Inspection Warrants**

Inspection warrants are an effective tool to gain access to properties for inspections. A warrant can only be issued by a judicial officer if voluntary access has been denied. Coordinating multiple agencies for a site inspection is not easy and can be made even more difficult if entry is denied. A DAI recently wrote an inspection warrant for a multi-agency inspection, and even though the owner once again denied entry, the inspection took place. The Section will expand its efforts to prepare and use inspection warrants for the benefit of the code enforcement agencies.

**District Attorney Investigations**

The DAIs have assisted in both criminal and civil cases, and since July 1, 2006, have been involved in the inspections of more than 330 properties and 32 NAT sweeps in all five Supervisorial Districts. They also provide support by providing security to inspectors in the field conducting inspections in high risk neighborhoods and to the various code enforcement task forces.

During this reporting period, the DAIs' participation in the inspections and sweeps has resulted in 14 probable cause arrests and 21 arrests as a result of outstanding warrants involving 12 alleged felonies and 23 alleged misdemeanors. As a result of these arrests, the Section has filed 10 misdemeanor cases and another DA unit is filing criminal charges in three felony cases.

Code Enforcement Process Improvements  
Biannual Report  
July 2006 through December 2006

**Cases Handled by the District Attorney**

During this reporting period, the Section received 47 new case referrals from County departments, reopened one case, and continued to work on 86 cases carried over from the prior reporting period. The Section set 35 office conferences, prosecuted 33 misdemeanors, had ancillary involvement in one felony probation case during this reporting period, and met with numerous task forces to address problem properties. Additionally, the DA was involved in informal talks with numerous property owners. The Section closed 50 cases following successful resolution of the matters.

See Exhibit 1 for a summary of the status and disposition of the cases, by Supervisorial District, handled by the DA Code Enforcement Section this reporting period.

**II. COUNTY COUNSEL CODE ENFORCEMENT UNIT ("CCCEU")**

**Creation of Graffiti Task Force**

Due to the widespread problem and increase of incidents of graffiti in the unincorporated areas of the County, the CCCEU and the First Supervisorial District Office created a Graffiti Task Force comprised of representatives from the District Attorney's office, Department of Public Works ("DPW"), the Department of Regional Planning ("DRP"), Sheriff, and Probation. The task force is focusing on problems in a defined area and working on developing a protocol to enforce the County Graffiti Ordinance. Plans are to expand the concept to graffiti prone areas in other Supervisorial Districts as desired.

**Case Highlights**

*Coordinated City/County Closure of Substandard Sober Living Facility*

In September of this year, the Residential Placement Protocol ("RPP") Task Force, led by the Chief Administrative Office ("CAO") and the CCCEU, coordinated a County and City response to the emergency closure of an alleged sober living facility located adjacent to Mac Arthur Park, known as the Palace, and the temporary and permanent relocation of over 80 individuals, many of whom would otherwise have been left homeless.

The operators of the Palace claimed it was exempt from licensing requirements. Although County code enforcement departments were not formally involved, since the facility is within Los Angeles City limits, many of the County social service and mental health agencies played a significant role when it was discovered that the resident population consisted largely of

Code Enforcement Process Improvements  
Biannual Report  
July 2006 through December 2006

dependent and elderly adults who were living in substandard conditions and were being neglected. It was also found that many of the residents required care and supervision, a licensed activity.

The coordinated response included proactive participation by the County Departments of Community and Senior Services, Mental Health, Public Social Services, and Health Services; the Los Angeles City Police, Fire, and Public Works Departments; City Councilman Reyes' staff; the State Department of Social Services Community Care Licensing Division; and the Social Security Administration.

*Lawsuit Filed Against Developers for Unfair Business Practices*

During the last reporting period, the DA's Consumer Protection Division gave its approval for the CCCEU to proceed with an Unfair Business Practice cause of action, pursuant to the California Unfair Competition Act, against a contractor and three developers involved in the construction of residential properties in the unincorporated areas of Florence-Firestone and West Athens in South Los Angeles.

As a result, the CCCEU filed a lawsuit in Superior Court in July involving 15 properties. The lawsuit seeks injunctive relief to prevent the defendants from engaging in future unfair business practices, correction of the outstanding Planning and Building Code violations, compensation to the persons who purchased the properties, including their costs to correct the code violations, and civil penalties against the defendants for engaging in the unfair business practices. The CCCEU has been conducting discovery and engaging in settlement discussions with one of the defendants. The case is set to go to trial on July 2, 2007.

**Cases Handled by County Counsel**

During this reporting period, the CCCEU received 30 new referrals and continued to work on 42 cases carried over from the prior reporting period. The CCCEU is handling 6 civil prosecutions involving 20 properties, held two office conferences, and closed 20 cases when the properties were brought into substantial compliance.

See Exhibit 2 for a summary of the status and disposition of the cases, by Supervisorial District, handled by the CCCEU during this reporting period.

Code Enforcement Process Improvements  
Biannual Report  
July 2006 through December 2006

**III. ONGOING EFFORTS TO INTEGRATE CODE ENFORCEMENT OPERATIONS AND PROMOTE DEPARTMENTAL COLLABORATION**

**Trainings and Conferences**

*Code Enforcement Cross-Training Conference*

The fourth in a series of code enforcement cross training programs was held on November 15, 2006, at the Los Angeles County South Coast Botanical Gardens. Four code enforcement departments – Fire, Public Health, DPW/Building and Safety, and DRP – made presentations on identifying, documenting and reporting code violations, and making referrals to other departments. Following the departmental presentations, the NAT coordinator addressed the group on the NAT's multi-agency approach to dealing with code enforcement cases with multiple violations. The CCCEU trained code enforcement staff on preparing inspection warrants and the scope of administrative searches for code enforcement cases. During the last segment of the training, the DA gave a presentation on how to properly prepare a case for prosecution.

*Residential Placement Protocol ("RPP") Task Force Training*

The RPP Task Force is preparing its second training session for its protocol members scheduled for January 31, 2007, to be held at the California Endowment Center in downtown Los Angeles. The RPP Task Force was created to improve and coordinate a team approach to addressing the needs of elder and dependent adults that utilize licensed and unlicensed residential facilities and to reduce the incidents of abuse and neglect of elder and dependant adults.

The CAO and the CCCEU developed the agenda which will focus on handling cases that fall within the 2005 Memorandum of Understanding Related to County Inter-Departmental Protocols for Residential Housing Matters Involving Elder or Dependent Adult Abuse or Neglect ("MOU") between various County code enforcement, social services and mental health departments, and their departmental protocols. To carry out this objective, the CCCEU will present an overview of the residential placement protocols and how the MOU reporting process works, followed by a presentation by the protocol department members on what their departments do and how they do it under the MOU. Finally, there will be a discussion of a case study developed by the CCCEU from an actual case the protocol members encountered earlier in the year.

Past cases have pointed out uncertainties regarding the scope of the protocol members' duties under the MOU as well as local and state jurisdictional issues between the mental health and local and state social service agencies. The training is designed to provide the protocol department members with a practical approach to addressing the MOU reporting process and

Code Enforcement Process Improvements  
Biannual Report  
July 2006 through December 2006

problems encountered this past year so that enforcement officers and social service agencies have an understanding of the complexity of the problem, and are better able to work collaboratively to tackle these increasingly challenging cases.

### **Task Forces and Special Project Workgroups**

#### *Administrative Fines and Non-Compliance Fees Workgroup*

During the last reporting period, we reported that the CCCEU and the CAO created a Workgroup and four subcommittees comprised of representatives from the Departments of Agricultural Commissioner/Weights and Measures, Animal Care and Control, DRP, Public Health, DPW (Building and Safety, Property Rehabilitation and Environmental Programs), Treasurer and Tax Collector ("TTC"), and the Fire Department to implement the County's Administrative Fines and Non-Compliance Fee provisions contained in Chapter 1.25 of the Los Angeles County Code.

The subcommittees, who have been meeting regularly, have made substantial progress. The subcommittees have been focusing on developing a consistent and practical model to be utilized by all of the departments and have developed various tools to carry out that objective. For example, the Administrative Fine and Non-Compliance Fee Subcommittee has been working to identify uniform criteria for consideration by code enforcement departments when imposing administrative fines/non-compliance fees for code violations. The Subcommittee also worked with each department to create respective "Guidelines for Recommended Fine Amounts" for both minor and major offenses.

The Forms Subcommittee created a flowchart for the Title I Administrative Fine and Non-Compliance Fee Process, and worked with each department to create a departmental flow chart to better determine how it can best incorporate Title I into their existing process. The Subcommittee also completed 13 standardized forms to be used by the departments in pursuing administrative fines and non-compliance fees. The Hearing Officer Subcommittee worked on developing detailed procedures for each department's hearing officer to use when presiding over an administrative fine/non-compliance fee case.

The Lien Subcommittee met with the TTC, DPW, and their counsel to discuss Title I implementation and whether the imposition of administrative fines/non-compliance fees should be done as a tax lien processed by the TTC, or as a lien recorded against the real property by the County Recorder. The Subcommittee will employ the processes (with some modifications distinguishing owner and non-owner occupied property) currently used by DPW's Property Rehabilitation Division in cases where liens are created for unpaid fines.

Code Enforcement Process Improvements  
Biannual Report  
July 2006 through December 2006

The Workgroup also recommended using the income limits developed by the California Department of Housing and Community Development Division of Housing Policy Development, so that there will be consistency in the decision making process among departments on whether or not to grant or deny a hardship waiver of the requirement to deposit the amount of the administrative fine/noncompliance fee prior to the administrative hearing.

The next steps in this process will be to get departmental approval of all forms and documents prepared by the Workgroup.

*Amendment to the County's Anti-Peddling Ordinances*

Illegal peddling remains a serious concern in the East Los Angeles and Florence-Firestone communities. The CCCEU and the DA Code Enforcement Section have identified the inconsistencies, loopholes, and antiquated provisions in Titles 7, 8, and 11. County Counsel has been working with the Department of Public Health on the final changes to an ordinance, which should be completed and filed following final review and input by the District Attorney.

Exhibit 1

**District Attorney Code Enforcement Section**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/CASE Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>First District</b>							
Illegal grading	1				2	1	Awaiting outcome of unrelated felony set for trial.
Outside storage - inoperable vehicles and/or junk and salvage	3				1		1) Railroad case compliance; 2) Compliance, case closed; 3) Agency continuing investigation.
Improper uses within zone, blocking roadway, unpermitted construction; (Also refer to "Non-conforming use, illegal wiring, unpermitted structure" in County Counsel Exhibit 2/First District)	1						Complex case -- car wash, apartment building, and family business. Multiple departments involved: DPW, Building & Safety and Road Maintenance Divisions, and DRP. Case pending DRPs application process. Second office conference held with violator, new defense attorney, and CCCEU.
Substandard catering truck	1						New referral - office conference to be set.
Unpermitted construction	3	2	2	1	4	1	1) DPW investigation terminated, case closed; 2) Compliance, case closed; 3) Criminal complaint filed, property in compliance, Court monitoring case for sale of property; 4) Compliance - plans approved, case closed; 5) Closed - permits issued.
Substandard apartment or dwelling	2	1	1	1	1	2	1) Criminal complaint filed; 2) DPW's Building and Safety Rehabilitation Unit and DRP investigating for criminal complaint; 3) Improper drainage - Compliance, case closed.
Living in recreational vehicle	1				1		Compliance, case closed.
Living in garage	1			1	1		DDA filed a probation violation in an existing felony case. Conditions of probation include "no living in garage." Case being monitored by DPW, Building and Safety. Court is setting progress reports. Case closed as property has remained in compliance.
<b>First District Total</b>	<b>12</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>9</b>	<b>7</b>	

Exhibit 1

**District Attorney Code Enforcement Section**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>Second District:</b> Unpermitted construction	3				3		1) Wall construction without a permit - DRP monitoring, meeting with contractor and violator; 2) Altering building without a permit - DPW to refer for criminal complaint; and 3) Altering building without a permit - two site visits conducted, DPW and DRP coordinating investigation.
Outside storage - inoperable vehicle and/or junk and salvage	2	8	6		2	8	1) Office conference held; 2) Compliance, case closed; 3) Junk and Salvage ("J&S") and structure in set back - owner now cooperating, DRP supervising demo; 4) Property pending sale to developer; 5) Further investigation by DRP; 6) Owners deceased, referred to County Counsel, DA case closed; 7) J&S - returned to DRP for further investigation; 8) Green waste, owners cooperating with DRP; 9) DPW substandard property - office conference rescheduled for 2007; 10) J&S - office conference held.
Improper use within zone	2	6	3		1	7	1) Commercial property not meeting development standards. Plot plan submitted to DRP; 2) Illegal warehouse and commercial vehicles - Compliance, property sold, new owner taking responsibility; 3) Auto repair - Owner now cooperating with DRP; 4) Auto repair - Owner now cooperating, DRP monitoring; 5) Garage conversion, DRP supervising permits, demo; 6, 7 & 8) Auto repair or sales, storage - returned to DRP for further investigation.
Illegal boarding house	1				1		Closed, compliance.
Building not in compliance with fire code	1				1		Closed, substantial compliance.
Dumping tires	1				1	1	Violator convicted, served 20 days in county jail. Tires gone.
Violations on residential properties: 1) Alcohol sales; and 2) cattle in residential zone	1				1	1	Party pled guilty. Plans in plan check. Terms of probation enforcing compliance.

Exhibit 1

**District Attorney Code Enforcement Section**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>Second District (continued)</b>							
Living in trailers in R-1 Zone	2			1	1		1) Compliance, case closed; and 2) Violator cooperating with DRP, close to compliance.
Illegal slot machine	1		1	1			DAI citation, violator pled guilty and fined - slot machine confiscated.
Illegal grading	1	1			1		Partial compliance, 2nd meeting set.
Older structures not to code	2	2			2		1) Earthquake retro fit needed, owner submitted plans; 2) Tiltup needs retro fit, office conference reset.
CUP violation	1				1		CUP allowed 4-unit apartment. Returned to DRP for further investigation.
<b>Second District Total</b>	<b>13</b>	<b>19</b>	<b>12</b>	<b>3</b>	<b>8</b>	<b>24</b>	
<b>First and Second District Anti-Peddling Task Force</b>							
Peddling citations in Florence-Firestone	20			9	11	9	Nine of the cases are pending bench warrants and eleven cases have been closed (four guilty pleas and seven bench warrants over one year old -these cases considered defacto successes since the defendant's carts were confiscated; cases were at risk of dismissal for delay in prosecution.
<b>First and Second District Anti-Peddling Task Force Total</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>11</b>	<b>9</b>	
<b>Third District</b>							
Outside storage of inoperative vehicles, trash, RVs used for living, or mobile homes without CUP	2			1		2	1) Inspection warrant, conviction, probation violation set; and 2) Multi-agency case continues working with property owner, partial compliance.
Living in recreational vehicle on vacant land		1	1		1		Compliance, case closed.
Numerous mobile homes without permits	1			1		1	Criminal complaint filed, pending arraignment.
Unpermitted construction	1		1			1	Office conference, DPW monitoring.
Substandard property - Health	1	1			1		Sewer spill - compliance, case closed.
Insufficient road access for Fire Department	1					1	Private road involving 11 properties. Met twice with property owners. Fire Dept. monitoring progress.
Swimming pool violations	1			1		1	Compliance, case closed.
<b>Third District Total</b>	<b>5</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>3</b>	<b>5</b>	

Exhibit 1

**District Attorney Code Enforcement Section**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<b>Fourth District</b>							
Unpermitted structure	2	1				3	1) Plans in plan check; 2) DFW monitoring 3) Awaiting supplemental report.
Fire hazard vegetation		1	1		1		Closed, violations are infractions, not misdemeanors; cases returned to Departments for further handling.
Unpermitted home business		1	1			1	Honey manufacturing and junk and salvage.
<b>Fourth District Total</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>4</b>	
<b>Fifth District</b>							
Improper use within zone	3	5	3	3	4	4	Old cases: 1) Compliance, case closed; 2) Court Diversion compliance, case closed; 3) Case set for trial in January. New cases: 1) Decline to prosecute; 2 - 4) three cases involving businesses, office hearings; 5) AVDA obtained conviction possible probation violation, water case.
Outside storage of junk and salvage and/or inoperable vehicles	17	4	5	2	8	13	Old cases: Eight cases in compliance - three cases involved bi-monthly or monthly visits; nine properties being monitored by agencies for compliance. New cases: Office conferences held on four cases, DRP monitoring progress.
Substandard property - Health	0	3	2		2	1	1) Overflowing trash - DPH monitoring compliance (case reopened), office conference, now closed again, compliance; 2) Overflowing sewer septic permit request filed; 3) Trash and castoffs - compliance, case closed.
Living in recreational vehicles on vacant land	6	3	2	8	1	8	The eight criminal prosecutions resulted from citations by DAIs: Cases 1 - 3) three of the properties are in compliance (two remain open due to bench warrants); 4) prosecution pending; 5) violator convicted, in custody on unrelated felony; 6 - 8) criminal case pretrial status (eighth case also involves illegal grading). Ninth case - monthly site visits by DRP.
Unpermitted masonry	1				1		Court monitoring compliance.

Exhibit 1

**District Attorney Code Enforcement Section**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Office Conferences	Criminal Prosecutions <sup>1</sup>	Cases Closed	Cases Pending	Comments
<i>Fifth District, Continued</i>							
Unpermitted grading	3	2	1	2		5	1) Convicted - grading plans in plan check; 2) Bench warrant; 3) DPW monitoring; 4) Office conference, DPW monitoring; 5) New referral - Office conference to be set.
Oak tree permit violation	1				1		Involves DRP, DPW, and Forestry. Oak tree permit in plan check. Conviction, compliance, case closed.
Insufficient road access for Fire Department	1			1			
Altering water course	2			2			1) Compliance; 2) DPW reinvestigating new evidence.
Illegal dumping		1				1	New referral, citation by Sheriff, criminal complaint to be filed.
<b>Fifth District Total:</b>	<b>34</b>	<b>18</b>	<b>13</b>	<b>16</b>	<b>18</b>	<b>34</b>	
<b>- TOTAL CASES:</b>	<b>86</b>	<b>47</b>	<b>35</b>	<b>33</b>	<b>50</b>	<b>83</b>	

Footnotes:

<sup>1</sup> 33 misdemeanor prosecutions and ancillary involvement in 1 felony probation case

\*47 new cases and 1 reopened case

**Exhibit 2**

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>First District</b>							
Zoning and building code violations on four residential properties in the Florence-Firestone area (related to West Athens building code violations and unfair business practices matter in the Second District)	4			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)		3	A complaint was filed on July 7, 2006, in L.A. Superior Court against the developers of all four of these properties for violation of B&P Code, Section 17200, the California Unfair Competition Act. The complaint seeks injunctive relief to prevent future unfair business practices, correct outstanding code violations, restore to property owners their costs to correct the code violations, and impose civil penalties. The case is set to go to trial on July 2, 2007. One of the properties was closed as to the code violations only when a yard modification was approved.
Non-conforming use, illegal wiring, unpermitted structure (refer to DA case in First District - "improper uses within zone, blocking roadway, unpermitted construction")	1				1		Following a second office conference held last reporting period with the property owner and counsel, the CCCEU, DA, and all interested departments present; the DA instructed the owner to devise a plan for the lawful use of the property. The DA will take the lead in rectifying the code violations. The CCCEU case was closed.
Illegal signs advertising a restaurant/nightclub, located in the City of Los Angeles, posted on street poles on County property	1	1			1		The case was referred to the CCCEU to determine whether DPW or DRP should assume responsibility for enforcing code violations and to provide legal assistance, if necessary. DPW will assume the lead role.
Portable sign advertising Tattoo Expo at Pomona Fairplex on vacant private property adjacent to sidewalk	1	1			1		The case was referred to the CCCEU to determine whether DPW or DRP should assume responsibility for enforcing code violations and to provide legal assistance, if necessary. DPW will assume the lead role.
Encroachment on County-owned land that adjacent landowner is using for ingress and egress	1	1			1		The CCCEU conducted a title search of the County owned vacant lot and confirmed that there were no easements granted to the adjoining property owners for ingress and egress to their properties from the County lot. The CCCEU followed up with a site inspection and confirmed that the adjacent property owner has ingress and egress from his property even if the County fences off its land. Further analysis is required before the decision is made to install a fence.
Coordinated County and City response to a situation involving the emergency closure of an alleged sober living facility located in the City of Los Angeles adjacent to Mac Arthur Park	1				1		Although the facility is within Los Angeles City limits, many of the County social service and mental health agencies played a significant role when it was discovered that the resident population consisted of dependent and elderly adults who were living in substandard conditions and required care and supervision, a licensed activity. The CCCEU assisted County, City, state, and federal agencies in the relocation of over 80 individuals, many of whom would otherwise have been left homeless. Case closed.
<b>First District Total</b>	<b>5</b>	<b>4</b>	<b>3</b>	<b>1*</b>	<b>2</b>	<b>6</b>	

**Exhibit 2**

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>Second District</b> Recycling center operating without the required zoning approvals	1			1		1	A business license to operate a recycling center was denied by the County Hearing Officer on May 12, 2006. A complaint for injunctive relief and civil penalties to abate public nuisance and violations of the Los Angeles County Code ("LACC") was filed in L.A. Superior Court on September 5, 2006, against the property owners and the recycling center operator. Litigation is ongoing.
Zoning and building code violations on 11 residential properties in the West Athens area (related to Florence-Firestone building code violations and unfair business practices matter in the First District)	11			1 (involves 4 properties in the 1st District and 11 properties in the 2nd District)	2	9	A complaint was filed on July 7, 2006, in L.A. Superior Court, against the developers of all 11 of these properties for violation of B&P Code Section 17200, the California Unfair Competition Act. The complaint seeks injunctive relief to prevent future unfair business practices, correct outstanding code violations, restore to property owners their costs to correct the code violations, and impose civil penalties. The case is set to go to trial on July 2, 2007. One of the properties was closed as to the code violations only when a yard modification and alley dedication waiver were approved. A second property was closed as to code violations only when the required parking spaces were constructed.
Junk and salvage inside and outside of home; unlicensed and sick dogs; inoperable vehicles	1			1		1	A complaint for injunctive and other relief to abate public nuisance and violations of the LACC was filed against the property owner in L.A. Superior Court on October 2, 2006. A local community law center is assisting the property owner with the clean-up. Litigation is ongoing.
Inoperable vehicles, junk and salvage, unpermitted structure, electrical, and plumbing; unpermitted car repair business	1			1		1	A judgment was awarded in the County's favor on August 10, 2006. The Los Angeles Superior Court issued a permanent injunction ordering clean-up of the property and awarded the County \$13,000 in fines. A contempt hearing is scheduled for January 4, 2007, due to defendant's failure to comply with the terms of the judgment.
Inoperable vehicles; parking within Required yard setback; converted garage	1				1		Following the office hearing conducted during the last reporting period, the property was brought into substantial compliance. Case closed.
Gang property responsible for narcotic sales, murder, assaults	1			1		1	CCCEU is working with the Sheriff to abate the gang activity on the property through the code enforcement process.
Code violations on property where owners are both dead; heirs not rectifying	1			1		1	A task force inspection of the property was conducted on October 26, 2006. The property and the dwelling on it are substandard. The CCCEU to prepare an abatement warrant to allow DPW to remove the junk and salvage and inoperable vehicles, and board up the dilapidated dwelling.

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>Second District (continued)</b>							
Inoperable vehicles, automobile repair conducted on premises, material being stored outside of enclosed building, commercial building used for residential purposes		1	1			1	The case was referred to the CCCEU for civil prosecution. The owner is conducting a clean-up of the property. Compliance is pending.
Clean up of flammable/combustible liquids and junk, trash; extreme fire hazard to occupants and emergency responders		1	1			1	The case was referred to the CCCEU by the Fire Department due to extreme hoarding conditions by the property owner involving fire, zoning, health, and building and safety code violations. Upon receipt of the referral, the CCCEU contacted DMH to evaluate the property owner. DMH determined the property owner was competent. In an inspection on December 14, 2006, DPW found large amounts of junk, debris, and vegetation remaining on the property, and has recorded a Declaration of Substandard Property. The CCCEU continues to get updates from the involved departments and intends to arrange an office conference with the owner.
Property owner rents the house in a residential neighborhood for balls, weddings, and other social events		1	1			1	The CCCEU assisted DRP in obtaining an inspection warrant. The investigation is ongoing.
Gang violence, drug sales, murder, assaults		1	1			1	The CCCEU assisted the Sheriff in an attempt to decrease drug sales in a 24-unit apartment complex. An office conference with the property owner was conducted on November 2, 2006. The property owner agreed to make physical changes to the layout of the property to assist the Sheriff with their drug enforcement efforts.
<b>Second District Total</b>	<b>16</b>	<b>5</b>	<b>6</b>	<b>4*</b>	<b>3</b>	<b>18</b>	
<b>Third District</b>							
Unpermitted structures encroaching upon County-owned land; zoning, building, and fire code violations		1			1		The County issued a final notice to relinquish possession and use of County-owned land and to abate nuisance on August 17, 2006. A lawsuit was filed on December 13, 2006, for violation of the LACC, and for possession, damage due to occupation, and use of County-owned land.
Removal of oaks trees without permit	1			1		1	The CCCEU is monitoring the case since the violation involves County property. The responsible party is currently soliciting bids for the work associated with obtaining an Oak Tree Permit. Plan submission is pending.

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b><i>Third District (continued)</i></b>							
Dispute over use of Castro Peak Motorway		1	1			1	The County has used Castro Peak Motorway to access its emergency communications facilities at Castro Peak since 1923. Castro Peak houses communications systems for first responders and is part of the Countywide Integrated Response System network. In January 2005, Castro Peak Motorway was washed out by severe storms and the County began using Newton Motorway as an alternative route. An access issue arose with one property owner who owns property that runs through both roadways. The CCCEU is working with County Counsel who represents the CAO, the CAO real estate division, and the National Park Service to begin working on a permanent solution to this problem.
<b><i>North Santa Monica Bay Pollution</i></b>							
		1	1			1	On May 30, 2006, the Board instructed the Directors of Health Services, DPW, and Beaches and Harbors to make recommendations to improve the evaluation and communication of beach health risk factors to the public. The North Santa Monica Bay ("NSMB") Source Identification Task Force was created. The NSMB Source Identification Task Force, of which the CCCEU is a member, met several times during this reporting period to develop a strategy to identify and implement source identification protocols at high priority watersheds in the NSMB, and to assist departments in gaining access to the private properties located within the proposed testing sites.
<b>Third District Total</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>4</b>	
<b><i>Fourth District</i></b>							
A business operation dispensing medical marijuana		1				1	The case has been settled as to all defendants. The case against one defendant (the tenant) was dismissed on August 18, 2006; conditional settlements were reached with the remaining defendants (owner & operators) which were filed in Superior Court on August 23, 2006. The CCCEU will file a Request For Entry of Dismissal on or before May 30, 2007, when all conditions of the settlement are met.
Graffiti on railroad bridge over 605 Freeway	1				1		On November 30, 2006, the CCCEU, City Attorney for Pico Rivera, and Sheriff representatives met with the landowner and his son, along with CalTrans representatives. The owner and CalTrans both claim that it is not their responsibility to maintain the bridge. The County and City believe that both parties are responsible and unless both parties cooperate to remove the graffiti, both the County and the City intend to file civil lawsuits to ensure compliance with their respective graffiti removal ordinances.

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
<b>Fourth District (continued)</b>							
Unpermitted construction; conversion of single family dwelling into a duplex without proper permits	1		1			1	The CCCEU followed-up on a complaint received by the Board Office and requested DPW and DRP conduct a site inspection. The owner admitted to the unpermitted construction and subsequently submitted new plans to bring the property into compliance. On August 4, 2006, DPW made their final inspection and determined the property had been brought into substantial compliance. The case is pending DRP's final inspection.
Drug activity, health violations on residential property	1		1			1	Subsequent to a coordinated site inspection by law enforcement and code enforcement inspectors for drug activity and code violations, the CCCEU discovered that the property owner was deceased and in September referred the matter to the L.A. County Public Administrator to open a probate matter. The Public Administrator is awaiting bank records to complete their investigation.
Single family residence occupied as a boarding house	1		1			1	The CCCEU followed-up on a complaint received by the Board Office and initiated inquiries to DRP, DPW, and Health. The CCCEU learned that DPW and DRP were already working with the DA's Code Enforcement Section on the case and advised them to conduct a multi-agency inspection and continue to work with the DA. The case is closed as to CCCEU involvement.
Restaurant with on-site dining is maintained without DRP approval.	1		1			1	The CCCEU followed-up on a complaint received by the Board Office and instructed DRP to advise the owner that the matter would be prosecuted if not rectified. On October 4, 2006, DRP confirmed the property has been brought into substantial compliance. Case closed.
Commercial vehicles in required front yard set back area; inoperable vehicles, junk and salvage; operating a honey manufacturing business without County approval.	1		1			1	County code enforcement conducted a joint inspection of the property based on an inspection warrant obtained by DRP. County departments issued NOVs for various code problems. On October 20, 2006, the owner filed a lawsuit against the County and an ex parte application for a Temporary Restraining Order ("TRO") requesting a temporary stay on the County's code enforcement efforts. The CCCEU opposed Plaintiff's request for a TRO. The court denied Plaintiff's request and Plaintiff dismissed the underlying lawsuit on October 26, 2006. The CCCEU advised departments to proceed with code enforcement efforts. The case has been referred to the DA Code Enforcement Section. The case is closed as to CCCEU involvement.

**Exhibit 2**

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Unpermitted construction, illegal conversion of garage, junk & salvage, inoperable vehicles, unpermitted business	1	1				1	The CAO requested the CCCEU investigate a complaint made by a tenant. The CCCEU has coordinated two multi-agency inspections. An office hearing is scheduled for January 18, 2007. The CCCEU will file a lawsuit if compliance is not achieved.
<b>Fourth District (continued)</b>							
Junk and salvage, illegal garage conversion; black molds on property		1	1			1	The Sheriff requested CCCEU assistance when the Sheriff and State Parole observed code violations during a parole sweep. The CCCEU coordinated two multi-agency inspections. The owner is trying to comply with the LACC, and the CCCEU has requested DPW, DRP, Fire, and Health to conduct follow-up inspections.
Illegal garage conversion		1	1			1	Matter referred to the CCCEU by Board Office for handling and to follow-up on a constituent complaint. On July 14, 2006, DPW and DRP met with owner who admitted having a garage conversion and DPW ordered that all violations be abated by July 29, 2006. A permit was issued for reconversion of the garage on August 1, 2006; the permit has not been finalized.
Illegal dumping of RV toilet waste in storm drain		1	1			1	On December 5, 2006, the Sheriff observed a motor home parked directly next to the storm drain, smelled a strong order of human waste, and had motor home towed. The matter was referred to the CCCEU by the Board Office for handling. The CCCEU requested a DPW flood maintenance crew conduct an inspection. On December 6, 2006, DPW conducted an inspection of the storm drain and observed no evidence of illicit discharge or dumping having taken place. DPW and Sheriff to monitor this case.
Placement of real estate signs in public right of way					1		At the request of the Board Office, the CCCEU met with the owner of a real estate office to advise him of the County ordinance provision dealing with real estate signs. The owner was advised to instruct his agents not to place signs in public rights of way, and also advised as to the proper means of placing such signs.
Request for assistance with Request for Waiver of Late Fee		1				1	At the request of the Board Office, the CCCEU spoke with a property owner who stated the County Tax Collector's Office had wrongly charged him a penalty for a mistake their office made. The CCCEU advised the property owner on the procedure necessary to comply with the provisions of the California Tort Claims Act.

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
South Bay sewage spills	1	1				1	The CCCEU and the County Counsel attorney representing Public Health is assisting the Auditor-Controller in: 1) investigating the South Bay sewage spills and the notification process to determine the delay in contacting the health officer on the potential danger to the public; 2) analyzing the legal recourse the County has under current law, and 3) considering ways to strengthen existing laws on the issue.
<b>Fourth District Total</b>	<b>6</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>5</b>	<b>9</b>	
<b>Fifth District</b>							
Numerous inoperable vehicles, junk and salvage, unpermitted structures, and illegal grading and electrical work	1			1		1	A judgment and order was issued in March 2006 granting a permanent injunction and ordering the defendant to clean up the property. The CCCEU is monitoring the progress of the ongoing clean-up.
Unpermitted and accessory structures maintained within required setback area and in private and future street	1					1	In February 2006, the owner paid all outstanding Notice of Violation fines, and received plot plan approval and a building permit to remove structures in the set back area. In March 2006, DPW initiated processing the initial phase of the street vacation requested by the applicant. DPW's vacation process can take a total of 12 to 16 months. Case is pending.
Non-compliance for a recreational trailer park with permanent residents, junk and salvage	1					1	The property owner had cleaned up the junk and salvage and applied for CUP renewal at an office conference held last reporting period. Vacation notices were sent to permanent residents. Pending CUP approval, the owner initiated a new program as follows: 1) primary residential offenders were evicted; 2) new tenants only allowed to stay a maximum of 9 weeks (although 12 weeks are permissible); and 3) owner is providing an updated list of tenants to DRP every three months. Case is pending CUP
Inoperable vehicles, junk and salvage, unpermitted structures, grading and electrical work	1					1	County Counsel has met with defendant's attorney and significant compliance has been achieved in the abatement of zoning violations. A follow-up inspection is scheduled for January 23, 2007.
Motel Task Force cases involving eight motels, in unincorporated area of Pasadena, initiated due to complaints of loitering, prostitution, and run-down conditions	1					1	Sheriff reports that calls for service are down as are complaints; recommendation to close case and re-open at a future time when the CUP and permits expire.
Speed bumps installed by four homeowners on private road without Fire Department approval	4			1		4	County Counsel is working with the Board Office to facilitate a resolution between the developers and property owners regarding drainage course erosion and restoration in addition to the speed bump violations.

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Major illegal disposal operation	1		1			1	The property has been cleared of all potentially hazardous and non-hazardous materials. Most recently, the CCCEU, working with County Counsel representing Public Health, assisted the Departments of Public Health and Fire in the preparation of a chronology.
<i>Fifth District (Continued)</i>							
Suspected criminal activity involving residents of an addiction treatment center	1					1	The CCCEU has been working with the State Department of Alcohol and Drug Programs ("ADP") to gather evidence to support a complaint to be filed by the state to close the facility or, in the alternative, obtain a temporary restraining order for operating without a license. The CCCEU was instrumental in obtaining the evidence for the state to include in its complaint. The CCCEU is awaiting word from ADP on whether the complaint will be filed by their counsel or by the Attorney General.
San Dimas property owner has encroached onto a County Park without County permits; illegal grading; planting non-native vegetation; case ongoing since 1992	1					1	During this reporting period, the CCCEU met with local, state, and federal agencies to oversee the continuing progress of the restoration project. Permits have been obtained from the State Department of Fish and Game, the California Water Quality Control Board, and the Army Corp of Engineers. The County Department of Parks and Recreation's issuance of a Right of Entry Permit, is pending. The owner and his counsel have solicited bids from a dozen contractors and are close to making a selection. As soon as a contractor is selected the City of San Dimas can issue a grading permit and work will commence.
Dirt hauling contractor responsible for dumping unapproved concrete and fill into a water channel; unpermitted grading; illegal storage of trailer on vacant parcel	1					1	The DA has opened a criminal case on this matter. The CCCEU case was closed.
Trespassers/solicitors climbing over the gate of private property		1				1	The CCCEU is monitoring the enforcement case, which was referred by a community activist and involves a repeat offender. DRP sent a final zoning enforcement order on November 22, 2006. The violator has submitted an application for an Oak Tree Permit and stated on December 20, 2006 that all other violations have been corrected. DRP will conduct follow-up inspection to confirm.

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Restaurant holding entertainment events in their parking lot, where live music is played and alcohol is being served	1				1		Matter referred to the CCCEU by the CAO and Sheriff requesting assistance as a result of several written complaints by neighboring property owners. The CCCEU contacted DRP who talked to the operators/owners about operating without a CUP. The live entertainment and outside beer sales activity has ceased. Case closed.
<b>Fifth District (continued)</b>							
Report of illegal dumping at 4th Street West and Railroad Tracks	1				1		This matter was referred to the CCCEU for handling due to another pending high profile dumping case in the same locale. The CCCEU followed up with the State Department of Toxic Substances Control and advised Public Health that the matter needed to be referred to the County Hazardous Materials Unit. The CCCEU followed up with Public Health to make sure the appropriate referral was made. Case closed.
Previously closed case which had involved numerous code violations was reopened for possible code violations within structure and complaints by neighbor concerning property owner's mental stability	1				1		Case reopened as a result of a call received by CCCEU from a neighbor who advised that the property owner (violator in a case closed last year after violations were abated) had returned to the subject property. Neighbor expressed concern about the living conditions (no furniture or utilities), the property owner's advanced age and mental condition (erratic behavior). The owner allegedly made a death threat to the neighbor. The CCCEU attorney, who has legal background in elder issues, contacted APS, GENESIS, and the Sheriff and arranged for a patient evaluation. The CCCEU worked with the owner's son who moved the owner out of the neighborhood and diffused the potentially volatile situation.
Suspected medical marijuana dispensary being operated on property without business license and CUP	1				1		Matter referred to the CCCEU by the Board office regarding a medical marijuana dispensary ("MMD") being operated in the unincorporated area without a CUP or business license. The CCCEU contacted law enforcement, DRP, and Business License to conduct field inspections, confirm allegations, and issue citations, if appropriate. Illegal operation was confirmed and both the operators and property owner were cited. The CCCEU contacted the property owner who cooperated and took steps to terminate the lease agreement with the tenant operator. The business ceased operation in about one week's time.

Exhibit 2

**County Counsel Code Enforcement Unit**  
**Fourth Biannual Status Report for July 1, 2006 to December 31, 2006**

Supervisorial District/Case Description	Carryover From Prior Reporting Period	New Referrals	Investigation Stage/Office Conferences	Civil Prosecutions	Cases Closed	Cases Pending	Comments
Suspected medical marijuana dispensary being operated on property without business license and CUP		1			1		Within hours of the MMD mentioned above ceasing operation, the CCCEU became aware of another MMD commencing business operations without a CUP or business license. The CCCEU immediately contacted law enforcement, DRP, and Business License to conduct field inspections, confirm allegations, and issue citations, if appropriate. Illegal operation was confirmed and both the operators and property owner were cited. CCCEU contacted the property owner who cooperated and took steps to terminate the lease agreement with the tenant operator. The business also ceased operation in about one week's time.
<b>Fifth District (continued)</b>							
Complaint received from neighbor of nuisance property involving shooting incidents, loud noise, and a pit bull attack on a small dog		1	1			1	The CCCEU held a meeting with Sheriff and a few neighbors to discuss the situation and future course of action. The CCCEU will be meeting with the property owner during the next reporting period.
Double wide mobile home without DRP approval		1			1		At the request of the Board Office, the CCCEU followed-up with a constituent who contacted the County on behalf of a neighbor who received a notice of violation from DRP. The CCCEU contacted DRP who agreed to work with the property owner as long as the property owner shows a good faith attempt to achieve compliance. Case closed.
Illegal Uses that require a CUP; unpermitted structures		1	1			1	The CCCEU received this referral from DRP regarding a large residential property located in Santa Clarita involving multiple code violations including illegal uses that require CUPs and unpermitted structures. The CCCEU is working with DRP to sort through the complicated legal issues and defenses raised by the property owner's counsel.
Junk and salvage		1	1			1	County Counsel is negotiating the clean-up of the property with the deceased property owner's attorney.
<b>Fifth District Total</b>	<b>13</b>	<b>11</b>	<b>7</b>	<b>1</b>	<b>9</b>	<b>15</b>	
<b>TOTAL CASES</b>	<b>42</b>	<b>30</b>	<b>27</b>	<b>6*</b>	<b>19</b>	<b>52</b>	

\*6 civil prosecutions involving 20 properties (1 case involves 4 properties in the First Supervisorial District and 11 properties in the Second Supervisorial District).